

# Surveyor's Certificate

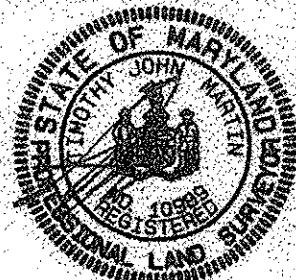
I hereby certify that the plat shown hereon is correct, that it is a subdivision of all of the lands conveyed by:

Leslie R. Tirschman to Bay Village, LLC by a deed dated March 29, 2002 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 11387, Folio 468. (Parcels 157-159)

Kramer Associates Joint Venture to Bay Village LLC by a deed dated June 22, 2001 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 10538, Folio 347. (Parcel 159)

George B. Woelfel, Jr. et al to Presidential Builders, Inc. by a deed dated December 15, 1999 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 9603, Folio 337.

5-7-07  
 Timothy J. Martin Date  
 Professional Land Surveyor #10989  
 Bay Engineering Inc.



## Owner's Dedication

Bay Village, LLC and Presidential Builders Inc., owners of the properties shown hereon and described hereon, hereby adopt this plan of subdivision, establish the minimum building restriction lines, and dedicate the streets, walkways, and other easements to public use; such lands to be deeded to the City of Annapolis, or may be appropriate, on request. The owners further agree to establish, dedicate and deed, to the City of Annapolis and upon the City's request, any such additional easements and/or rights to discharge, as the City of Annapolis may require, to insure the continuity of storm drainage across, through and/or under Lot 4.

There are no suits, actions at law, leases, liens, mortgages, trusts, easements, or rights-of-way affecting the property included in this plan of subdivision, except as shown hereon, and all parties in interest thereto have hereunto affixed their signatures, indicating their assent and willingness to join in this plan of subdivision.

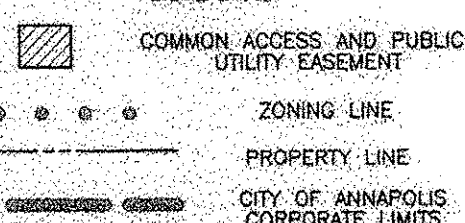
Bay Village, LLC

By: *Karen G. Connolly*  
 Karen G. Connolly, member,  
 Presidential Builders, Inc.

By: *Karen G. Connolly*  
 Karen G. Connolly, Pres.

APPROVED: PLANNING COMMISSION CITY OF ANNAPOLIS <i>John G. Allen</i> 9/1/07 CHAIRMAN, ANNAPOLIS PLANNING COMMISSION DATE
APPROVED: DEPARTMENT OF PLANNING AND ZONING CITY OF ANNAPOLIS <i>John G. Allen</i> 3/3/07 DIRECTOR OF PLANNING AND ZONING DATE
APPROVED: DEPARTMENT OF PUBLIC WORKS CITY OF ANNAPOLIS <i>John G. Allen</i> 4/June/07 DIRECTOR OF PUBLIC WORKS DATE
APPROVED: HEALTH DEPARTMENT FOR ANNE ARUNDEL COUNTY, MARYLAND <i>K. Chapman</i> 5/16/07 COUNTY HEALTH OFFICER (PUBLIC WATER & SEWER) DATE
APPROVED: DEPARTMENT OF NEIGHBORHOOD AND ENVIRONMENTAL PROGRAMS - CITY OF ANNAPOLIS <i>John G. Allen</i> 5-21-07 DIRECTOR OF NEIGHBORHOOD AND ENVIRONMENTAL PROGRAMS DATE

## LEGEND



## Stormwater Management Note

Private on-site stormwater management systems and/or alternate best management practices will be required for the development of lots 1-4. The developer/permit applicant shall be responsible for the final stormwater management facility design and the execution of a private maintenance agreement prior to the approval of any grading or building permits.

## Landscape Note

ALL TREES, LANDSCAPING, AND GREEN AREAS INCLUDING ANY PLANTING ALONG STREETS, SIDEWALKS, AND BUFFERS SHALL BE PRIVATELY OWNED AND MAINTAINED FOR WATERING, CUTTING, PRUNING, REMOVAL, AND REPLACEMENT.

## Common Parking and Access Statement

COMMON PARKING AND ACCESS TO THE USES ON EACH LOT IN THIS SUBDIVISION AS SHOWN ON THIS PLAN HAVE BEEN PROVIDED THROUGH INTERNAL DRIVEWAYS OR ACCESS EASEMENTS. ANY CHANGE IN USE OR CHANGE IN THE LOCATION OF ACCESS FOR ANY LOT SHALL BE UNDERTAKEN ONLY IN ACCORDANCE WITH THE APPLICABLE PARKING REQUIREMENTS FOUND IN THE CITY OF ANNAPOLIS CODE.

## Standard Right to Discharge

BAY VILLAGE, LLC AND PRESIDENTIAL BUILDERS INC. FOR OURSELVES, LEGAL REPRESENTATIVES, PERSONAL REPRESENTATIVES SUCCESSORS, AND ASSIGNS HEREBY GRANT THE PERPETUAL RIGHT-TO-DISCHARGE THE FLOW OF WATER FROM SUCH NECESSARY DRAINAGE FACILITIES AND APPURTENANCES TO ADEQUATELY DRAIN THE NATURAL WATERSHED AND ADJACENT PROPERTIES INTO EXISTING WATERWAYS AND/OR NATURAL DRAINAGE COURSES AND/OR UPON THE EXISTING GROUND. SUCH DISCHARGE POINTS ARE INDICATED BY THE SYMBOLS AND RESPECTIVELY AS SHOWN GRAPHICALLY ON THIS PLAN.

Bay Village, LLC  
 By: *Karen G. Connolly*  
 Karen G. Connolly, member

Presidential Builders Inc.  
 By: *Karen G. Connolly*  
 Karen G. Connolly, Pres.

## Public Right-of-Way Road Dedication Note

0.998 AC. TO BE DEDICATED BY DEED TO THE CITY OF ANNAPOLIS FOR BAY VILLAGE DRIVE A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY AND SOUTH EDGEMOOD ROAD A 80' WIDE PUBLIC RIGHT-OF-WAY THROUGH THE PROPERTY. THE CITY OF ANNAPOLIS IS RESPONSIBLE FOR MAINTENANCE OF THE PAVEMENT AND CURBS & GUTTERS OF THE ROAD SYSTEMS. LOT OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE SIDEWALKS.

**Common Access and Public Utility Easement #1**  
 THE VARIABLE WIDTH COMMON ACCESS AND A UTILITY EASEMENT #1 SHOWN HEREON IS INTENDED TO PROVIDE ACCESS AND PUBLIC UTILITIES TO AND FROM LOTS 1-4. REFER TO THE UTILITY EASEMENT DEDICATION NOTE THIS SHEET.

## Permanent Open Space (Conservation Easement Area) Note

CONSERVATION EASEMENT AREAS WILL BE REQUIRED FOR THE DEVELOPMENT OF LOTS 1-4. THE DEVELOPER/PERMIT APPLICANT SHALL BE RESPONSIBLE FOR THE FINAL FOREST CONSERVATION REQUIREMENTS PRIOR TO THE APPROVAL OF ANY GRADING OR BUILDING IMPROVEMENTS, AND WILL BE SHOWN AS A FUTURE AMENDMENT.

## Public Utility Note

ALL FIRE HYDRANTS, WATER MAINS, SEWER MAINS, STORM DRAINS WITHIN THE DEDICATED UTILITY EASEMENTS AND ROAD DEDICATIONS SHALL MEET CITY OF ANNAPOLIS CONSTRUCTION STANDARDS AND SPECIFICATIONS AND BE CONSTRUCTED BY THE DEVELOPER. THERE SHALL BE A SEPARATE WATER HOUSE CONNECTION AND WATER METER FOR EACH LOT. THERE SHALL BE A SEPARATE SEWER HOUSE CONNECTION AND CLEANOUT FOR EACH LOT.

## Utility Easement Dedication

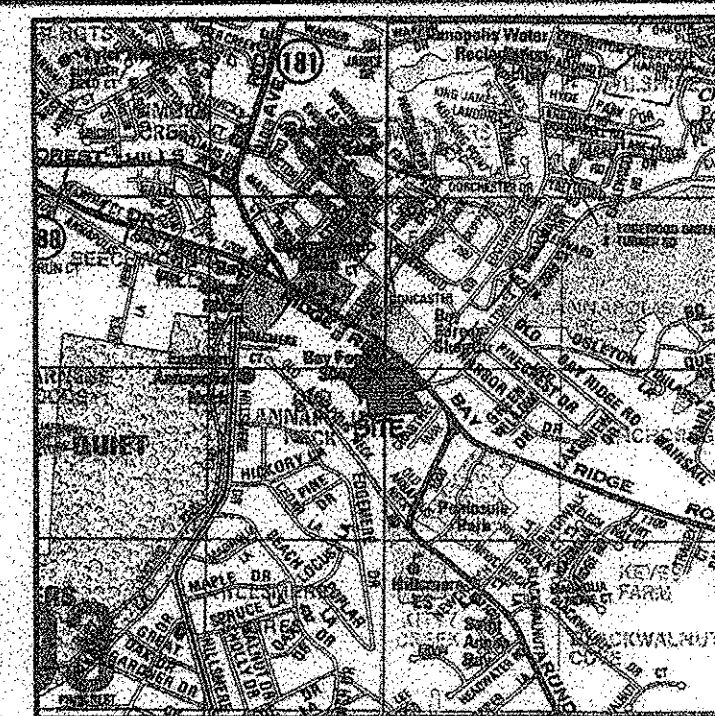
A 20,982 SQ. FT. MORE OR LESS, UTILITY EASEMENT IS TO BE DEDICATED FOR THE INSTALLATION OF FUTURE CITY OWNED UTILITIES. UPON COMPLETION OF THESE UTILITIES AND THEIR ACCEPTANCE BY THE CITY FOR OWNERSHIP AND MAINTENANCE, THIS EASEMENT WILL BE DEED TO THE CITY OF ANNAPOLIS WITH ALL PRIOR RIGHTS. IF ANY PUMPING STATION(S) IS CONSTRUCTED WITHIN THIS EASEMENT, THAT PUMPING STATION SITE, AS DEFINED BY THE CITY OF ANNAPOLIS DEPARTMENT OF PUBLIC WORKS, SHALL BE DEED TO THE CITY OF ANNAPOLIS IN FEE SIMPLE AND FREE OF ANY OTHER ENCUMBRANCES, UPON COMPLETION AND ACCEPTANCE BY THE CITY OF ANNAPOLIS, FOR OWNERSHIP AND MAINTENANCE.

## LOT TABULATION

LOT	S.F.	ACRES
LOT 1	41,973	0.964
LOT 2	22,004	0.505
LOT 3	68,316	1.568
LOT 4	274,528	6.302
PUBLIC R/W	43,440	0.998
<b>TOTAL SITE</b>	<b>450,261</b>	<b>10.337</b>

## Curve Table

LINE	ARC	RADIUS	CHORD BEARING	CHORD
C1	39.35	25.00	S83°21'51"E	35.41



## VICINITY MAP

Scale 1" = 2000'

Copyright ADG The Map People Permitted Use No.20400T10

\*\* The purpose of this plat is to reconfigure the existing described lots, reestablish lot lines, and create public rights-of-way.

## GENERAL NOTES

1. THE PROPERTY IS ZONED PM2 & R1.
2. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
3. BEARINGS AND COORDINATES SHOWN HEREON ARE REFERRED TO THE CITY OF ANNAPOLIS GRID NORTH:  
 (ALSO KNOWN AS ANNE ARUNDEL CO. MON. 311 P&Z)  
 NORTH = 17,323.958  
 EAST = 19,954.072  
 ELEV = 52.29'
4. THE PARCEL OF LAND SHOWN HEREON IS LOCATED WITHIN ZONE C, (AREA OF MINIMAL FLOODING) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP 240008 0044 D, DATED JULY 18, 1985.
5. THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREAS.
6. ANY RELOCATION OF EXISTING POWER POLES ABOVE AND UNDERGROUND WIRING AND UTILITIES, FIRE HYDRANTS, MANHOLES, INLETS, ETC. SHALL BE THE RESPONSIBILITY OF THE OWNER'S AND NOT THE CITY OF ANNAPOLIS.
7. THERE SHALL BE NO LANDSCAPE OBSTRUCTIONS AT ANY INTERSECTIONS.
8. NO BUILDING CONSTRUCTION MAY ENCROACH UPON ANY UTILITY EASEMENTS.
9. ALL EXISTING STREET LIGHTS, FIRE HYDRANTS, WATER LINES, SEWER LINES, STORM LINES, GAS LINES, METERS, CLEANOUTS SHALL BE INSPECTED, EVALUATED AND REPAIR/REPLISHED AS REQUIRED TO MEET CITY STANDARDS AND ALL APPLICABLE CODES. ALL SEWER AND STORM LINES SHALL BE "CLEANED OUT" AS REQUIRED AND MADE OPERATIONAL. ALL COSTS FOR THIS WORK IS RESPONSIBILITY OF OWNER / DEVELOPER, NOT THE CITY.
10. ALL COSTS TO BRING IN WATER AND SEWER TO THE LOTS SHALL BE THE RESPONSIBILITY OF OTHERS, NOT THE CITY.
11. THERE SHALL BE NO SNOW REMOVAL BY THE CITY OF ANNAPOLIS FROM PARKING LANES OR NON CITY OWNED FEE SIMPLE ROAD WAY.
12. ALL SIDEWALKS WITHIN ENTIRE SUBDIVISION AND ALONG ALL THE ROADWAYS SHALL BE RESPONSIBILITY OF THE LOT OWNER, NOT THE CITY, FOR REPAIR, REPLACEMENT, MAINTENANCE, AND SNOW / ICE REMOVAL.
13. ALL TREES AND LANDSCAPING ALONG ALL THE ROADWAYS OR SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER, NOT THE CITY, FOR WATERING, CUTTING, PRUNING, REMOVAL, REPLACEMENT AND MAINTENANCE.
14. ALL ABANDONED OR SOON TO BE ABANDONED FUEL OIL TANKS ABOVE OR BELOW GROUND SHALL BE REMOVED IN ITS ENTIRETY, INCLUDING ANY POSSIBLE CONTAMINATION, BY OTHERS, NOT THE CITY.
15. ANY PROPOSED CONSTRUCTION NEAR EXISTING POWER POLES AND WIRES MUST MEET OR EXCEED THE NATIONAL ELECTRICAL SAFETY CODE AND THE HIGH VOLTAGE ACT

## SUBDIVISION OF

## \*\* BAY VILLAGE

BAY RIDGE ROAD  
 CITY OF ANNAPOLIS

CITY TAX MAP 57A, BLOCK 23  
 PARCELS 157,158,159 (Lots 1-8 & 11-18) & 160  
 Zip Code: 21403 APRIL, 2007

GRAPHIC SCALE 1"=100'



SIXTH DISTRICT ~ A.A. Co. MARYLAND

**Bay Engineering Inc.**  
 Engineers, Planners and Surveyors

190 Admiral Cochrane Drive, Suite 175  
 Annapolis, Maryland 21401  
 410.587.5820  
 410.587.9225 fax  
 email: info@bayengineering.com



RECORDED IN BOOK 285 PAGE 22 PLAT NO. 14798

CADD FILE: F:\ENR-CVS\Bay Village ALTA 04-1078\survey\plat with Public R/W.dwg



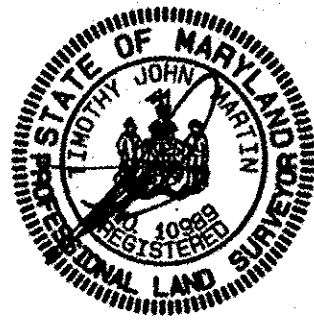
## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY:

BAY VILLAGE, LLC AND PRESIDENTIAL BUILDERS, INC. TO BRIG, LLC BY A DEED DATED SEPTEMBER 24, 2009 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 21605, FOLIO 492.

TIMOTHY J. MARTIN  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10989  
BAY ENGINEERING INC.

9/29/10  
DATE



## OWNER'S DEDICATION

BRIG, LLC, OWNERS OF THE PROPERTIES SHOWN HEREON AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE THE STREETS, WALKWAYS, AND OTHER EASEMENTS TO PUBLIC USE; SUCH LANDS TO BE DEEDED TO THE CITY OF ANNAPOLIS, AS MAY BE APPROPRIATE, ON REQUEST.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT AS SHOWN HEREON, AND ALL PARTIES IN INTEREST THERETO HAVE HEREUNTO AFFIXED THEIR SIGNATURES, INDICATING THEIR ASSENT AND WILLINGNESS TO JOIN IN THIS PLAN OF SUBDIVISION.

BRIG, LLC  
BY: LOALJO, LLC, MEMBER

10-4-10  
DATE

BY: ALAN J. HYATT, GENERAL MANAGER

## LOT TABULATION

LOT	SQ. FT.	ACRES
LOT 1	39,188	0.900
LOT 2	22,005	0.505
LOT 3	68,316	1.568
LOT 4	274,529	6.302
EX. PUBLIC R/W BAY VILLAGE DRIVE & SOUTH EDGEWOOD ROAD	43,440	0.998
PROPOSED R/W DEDICATION LOT 1	2,785	0.064
<b>TOTAL</b>	<b>450,263</b>	<b>10.337</b>

## REVISED COMMON ACCESS AND CITY UTILITY EASEMENT #1

THE VARIABLE WIDTH COMMON ACCESS AND CITY UTILITY EASEMENT #1 SHOWN HEREON IS INTENDED TO PROVIDE ACCESS AND CITY UTILITIES TO AND FROM LOTS 1-4. REFER TO THE REVISED UTILITY EASEMENT DEDICATION NOTE THIS SHEET.

## CITY UTILITY EASEMENT #2

THE CITY UTILITY EASEMENT SHOWN HEREON IS INTENDED TO PROVIDE CITY UTILITIES TO AND FROM LOTS 1-4. REFER TO THE REVISED UTILITY EASEMENT DEDICATION NOTE THIS SHEET.

## REVISED UTILITY EASEMENT DEDICATION

A 15,569 SQ. FT., PROPOSED COMMON ACCESS AND CITY UTILITY EASEMENT #1 AND THE 6,725 SQ. FT. CITY UTILITY EASEMENT #2 ARE TO BE DEDICATED FOR THE INSTALLATION OF CITY OWNED UTILITIES. UPON COMPLETION OF THESE UTILITIES AND THEIR ACCEPTANCE BY THE CITY FOR OWNERSHIP AND MAINTENANCE, THIS EASEMENT WILL BE DEEDED TO THE CITY OF ANNAPOLIS WITH ALL PRIOR RIGHTS.

## SEWER FLOW CAPACITY NOTE

THE TOTAL SEWER FLOW FROM THE LOTS COVERED BY THIS PLAT IS SUBJECT TO A MEMORANDUM OF UNDERSTANDING RECIPROCAL USE OF SEWER COLLECTION SYSTEMS BETWEEN ANNE ARUNDEL COUNTY AND THE CITY OF ANNAPOLIS FOR RECIPROCAL USE OF SEWER COLLECTION SYSTEMS. THAT AGREEMENT STIPULATES THAT THE TOTAL SEWAGE FLOW FROM THE PROPERTY SHOWN ON THIS PLAT (LOTS 1, 2, 3 AND 4 OR ANY SUBDIVISION THEREOF BUT NOT THE ADDITION OF ANY PROPERTIES INTO THE SUBDIVISION) SHALL NOT EXCEED THE VOLUME PRODUCED BY 107 EQUIVALENT RESIDENTIAL UNITS; AN EQUIVALENT RESIDENTIAL UNIT BEING DEFINED AS A UNIT PRODUCING 250 GALLONS OF SEWAGE FLOW PER DAY. DEVELOPMENT OF THESE LOTS IS RESTRICTED TO THIS MAXIMUM FLOW.

## PREVIOUSLY RECORDED PLAT NOTE

THIS SITE WAS PREVIOUSLY RECORDED IN PLAT BOOK 285, PAGE 22, PLAT 14798 AND IS SUBJECT TO ALL PREVIOUS PLAT NOTES UNLESS SAID NOTES HAVE BEEN SUPERCEDED BY A SUBSEQUENT PLAT INCLUDING THIS PLAT.

## REVISED PERMANENT OPEN SPACE (CONSERVATION EASEMENT AREA) NOTE

PRIOR TO THE ISSUANCE OF ANY PERMITS FOR DEVELOPMENT ACTIVITY ON LOT 4, EITHER A FOREST CONSERVATION EASEMENT COVERING 2.657 ACRES OF LOT 4, SHALL BE IMPOSED ON LOT 4, OR OTHER MITIGATION SHALL BE PROVIDED WHICH MAY INCLUDE A COMBINATION OF A FOREST CONSERVATION EASEMENT ON OR OFF-SITE, SOME OTHER FORM OF OFF-SITE MITIGATION, OR PAYMENT IN LIEU, ALL SUBJECT TO THE DISCRETION AND APPROVAL OF THE CITY OF ANNAPOLIS DEPARTMENT OF PLANNING AND ZONING AND THE DEPARTMENT OF NEIGHBORHOODS & ENVIRONMENTAL PROGRAMS IN CONFORMANCE WITH SECTION 5-1601, ET SEQ., OF THE NATURAL RESOURCES ARTICLE OF THE MARYLAND CODE.

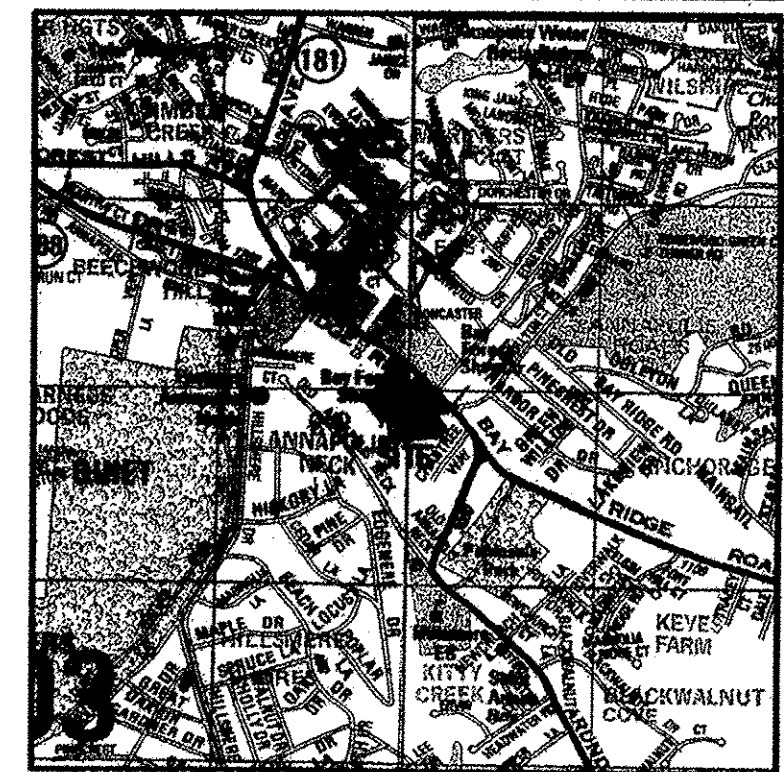
## STANDARD RIGHT TO DISCHARGE

BRIG, LLC FOR OURSELVES, LEGAL REPRESENTATIVES, PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS HEREBY GRANT THE PERPETUAL RIGHT-TO-DISCHARGE THE FLOW OF WATER FROM SUCH NECESSARY DRAINAGE FACILITIES AND APPURTENANCES TO ADEQUATELY DRAIN THE NATURAL WATERSHED AND ADJACENT PROPERTIES INTO EXISTING WATERWAYS AND/OR NATURAL DRAINAGE COURSES AND/OR UPON THE EXISTING GROUND AND/OR MANMADE STORM DRAINAGE SYSTEMS. SUCH DISCHARGE POINTS ARE INDICATED BY THE SYMBOLS RESPECTIVELY AS SHOWN GRAPHICALLY ON THIS PLAT.

BRIG, LLC  
BY: LOALJO, LLC, MEMBER

10-4-10  
DATE

BY: ALAN J. HYATT, MEMBER



## VICINITY MAP

SCALE 1" = 2000'

- \*\* THE PURPOSE OF THIS PLAT IS AS FOLLOWS:
- ADD GENERAL NOTE #16 AND #17 AND ADD SEWER FLOW CAPACITY NOTE
  - REVISE PERMANENT OPEN SPACE CONSERVATION EASEMENT AREA NOTE
  - REVISE COMMON ACCESS CITY UTILITY EASEMENT #1, ESTABLISH CITY UTILITY EASEMENT #2, ANNE ARUNDEL COUNTY UTILITY EASEMENT #3, AND ADD REFERENCES TO OFFSITE EASEMENTS, COUNTY EASEMENTS AND DEDICATIONS ALONG BAY RIDGE ROAD

## GENERAL NOTES

- THE PROPERTY IS ZONED PM2 (PROFESSIONAL MIXED OFFICE PARK DISTRICT) & R1 (RESIDENTIAL DISTRICT).
- THE PROPERTY IS SERVED BY CITY OF ANNAPOLIS WATER AND SEWER. BEARINGS AND COORDINATES SHOWN HEREON ARE REFERRED TO THE CITY OF ANNAPOLIS GRID NORTH: ANNE ARUNDEL COUNTY MONUMENT #311 (ALSO KNOWN AS ANNE ARUNDEL CO. MON. 311 P&Z) NORTH = 17,323.958 EAST = 19,954.072 ELEV = 52.29'
- THE PARCEL OF LAND SHOWN HEREON IS LOCATED WITHIN ZONE C, (AREA OF MINIMAL FLOODING) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP 240008 0044 D, DATED JULY 18, 1985.
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREAS.
- ANY RELOCATION OF EXISTING POWER POLES ABOVE AND UNDERGROUND WIRING AND UTILITIES, FIRE HYDRANTS, MANHOLES, INLETS, ETC. SHALL BE THE RESPONSIBILITY OF THE OWNER'S AND NOT THE CITY OF ANNAPOLIS.
- THERE SHALL BE NO LANDSCAPE OBSTRUCTIONS AT ANY INTERSECTIONS.
- NO BUILDING CONSTRUCTION MAY ENCRONCH UPON ANY UTILITY EASEMENTS.
- ALL EXISTING STREET LIGHTS, FIRE HYDRANTS, WATER LINES, SEWER LINES, STORM LINES, GAS LINES, METERS, CLEANOUTS SHALL BE INSPECTED, EVALUATED AND REPAIRS AS REQUIRED TO MEET CITY STANDARDS AND ALL APPLICABLE CODES. ALL SEWER AND STORM LINES SHALL BE "CLEANED OUT" AS REQUIRED AND MADE OPERATIONAL. ALL COSTS FOR THIS WORK IS RESPONSIBILITY OF OWNER / DEVELOPER, NOT THE CITY.
- ALL COSTS TO BRING IN WATER AND SEWER TO THE LOTS SHALL BE THE RESPONSIBILITY OF OTHERS, NOT THE CITY.
- THERE SHALL BE NO SNOW REMOVAL BY THE CITY OF ANNAPOLIS FROM PARKING LANES OR NON CITY OWNED FEE SIMPLE ROADWAY.
- ALL SIDEWALKS WITHIN ENTIRE SUBDIVISION AND ALONG ALL THE ROADWAYS SHALL BE RESPONSIBILITY OF THE LOT OWNER, NOT THE CITY, FOR REPAIR, REPLACEMENT, MAINTENANCE, AND SNOW / ICE REMOVAL.
- ALL TREES AND LANDSCAPING ALONG ALL THE ROADWAYS OR SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER, NOT THE CITY, FOR WATERING, CUTTING, PRUNING, REMOVAL, REPLACEMENT AND MAINTENANCE.
- ALL ABANDONED OR SOON TO BE ABANDONED FUEL TANKS ABOVE OR BELOW GROUND SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING ANY POSSIBLE CONTAMINATION, BY OTHERS, NOT THE CITY.
- ANY PROPOSED CONSTRUCTION NEAR EXISTING POWER POLES AND WIRES MUST MEET OR EXCEED THE NATIONAL ELECTRICAL SAFETY CODE AND THE HIGH VOLTAGE ACT.
- THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN ACCORDANCE WITH THE APPROVED SITE DESIGN PLAN REVIEW SDP2004-12-117/SDP 2009-018 AND THE VARIANCES APPROVED BY THE CITY OF ANNAPOLIS BOARD OF APPEALS ON JUNE 5, 2007, COPIES OF WHICH ARE ON FILE WITH THE CITY OF ANNAPOLIS DEPARTMENT OF PLANNING AND ZONING. ALL PROPOSED WORK IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER, NOT THE CITY OF ANNAPOLIS.
- ALL HARDSCAPE FEATURES (BENCHES, TRASH CANS) AND STORMWATER MANAGEMENT FEATURES WITHIN THE CITY RIGHT OF WAY AND THE STORMWATER MANAGEMENT POND ON LOT 4 SHALL BE THE RESPONSIBILITY OF THE OWNERS NOT THE CITY OF ANNAPOLIS.

## PROPOSED VARIABLE WIDTH CITY ACCESS EASEMENT LINE AND CURVE TABLE (SEE PLAT 2 OF 2)

LINE	BEARING	DISTANCE
AE1	S51°04'58"W	8.52'
AE2	S06°19'24"E	7.32'
AE3	S77°14'52"E	36.50'
AE4	N46°09'26"E	8.48'
AE5	S38°15'58"E	40.26'
AE6	S87°38'01"E	6.43'
AE7	S02°21'58"W	12.00'
AE8	N87°38'01"W	6.48'
AE9	N72°23'35"W	12.00'
AE10	N38°15'58"W	40.26'
AE11	S46°09'26"W	8.48'
AE12	N77°15'00"W	36.50'
AE13	N16°04'52"W	12.00'
AE14	N06°19'24"W	7.10'
AE15	N51°04'58"E	8.65'
AE16	S38°16'15"E	12.00'

LINE	ARC	RADIUS	CHORD BEARING	CHORD
C1	19.04'	19.00'	S22°22'47"W	18.25'
C2	8.29'	6.00'	S45°55'29"E	7.65'
C3	8.81'	106.25'	S81°22'42"E	8.81'
C4	52.15'	52.80'	N74°27'13"E	50.06'
C5	62.05'	37.20'	S86°03'15"E	55.11'
C6	16.66'	37.20'	S25°26'20"E	16.52'
C7	6.55'	5.00'	S50°07'22"E	6.09'
C8	6.52'	5.00'	S54°59'12"W	6.07'
C9	24.57'	25.20'	N10°19'45"W	23.61'
C10	42.04'	25.20'	N86°03'15"W	37.33'
C11	64.00'	64.80'	S74°27'13"W	61.43'
C12	24.76'	49.20'	S88°20'04"W	24.50'
C13	8.40'	6.00'	N33°47'52"E	7.73'
C14	31.06'	31.00'	N22°22'47"E	29.78'

## ANNAPOLIS CITY EASEMENT UTILITY EASEMENT #2 SEE PLAT 2 OF 2

LINE	BEARING	DISTANCE
L5	N51°44'04"E	57.63'
L6	S38°15'58"E	209.44'
L7	S43°17'08"W	15.16'
L8	N38°15'58"W	196.67'
L9	S51°44'04"W	42.63'
L10	N38°16'15"W	15.00'

## ANNE ARUNDEL CO. UTILITY EASEMENT #3 SEE PLAT 2 OF 2

LINE	BEARING	DISTANCE
L1	S43°17'08"W	111.05'
L2	S82°11'06"W	23.89'
L3	N43°17'08"E	132.33'
L4	S36°31'52"E	15.24'

PLAT 1 OF 2

## AMENDED RECORD PLAT FOR

## \*\* BAY VILLAGE

BAY VILLAGE DRIVE  
CITY OF ANNAPOLIS

CITY TAX MAP 57A, GRID 14, PARCEL 160

ZIP CODE: 21403

SEPTEMBER, 2010

SIXTH DISTRICT ~ A.A. CO. MARYLAND

RECORDED IN BOOK 307 PAGE 42 PLAT NO. 15918

APPROVED:  
DEPARTMENT OF PLANNING AND ZONING  
CITY OF ANNAPOLIS  
*E. Thomas Smith* 10/15/10  
DIRECTOR OF PLANNING AND ZONING DATE

APPROVED:  
DEPARTMENT OF PUBLIC WORKS  
CITY OF ANNAPOLIS  
*Marcia A. Radtch* 10/14/10  
DIRECTOR OF PUBLIC WORKS DATE

APPROVED:  
HEALTH DEPARTMENT FOR  
ANNE ARUNDEL COUNTY, MARYLAND  
*K. Depina* 10/4/10  
COUNTY HEALTH OFFICER  
(PUBLIC WATER & SEWER) DATE

APPROVED:  
DEPARTMENT OF NEIGHBORHOOD AND ENVIRONMENTAL  
PROGRAMS - CITY OF ANNAPOLIS  
*Maria L. Brown* 10/5/10  
DIRECTOR OF NEIGHBORHOOD AND ENVIRONMENTAL PROGRAMS

**Bay Engineering Inc.**

Engineers, Planners and Surveyors  
190 Admiral Cochrane Drive, Suite 175  
Annapolis, Maryland 21401  
410.897.9290  
410.897.9295 fax  
email: info@bayengineering.com  
www.bayengineering.com



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SEE PLAT 1 FOR THE SURVEYOR'S  
CERTIFICATE AND OWNERS DEDICATION

TIMOTHY J. MARTIN  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10989  
BAY ENGINEERING

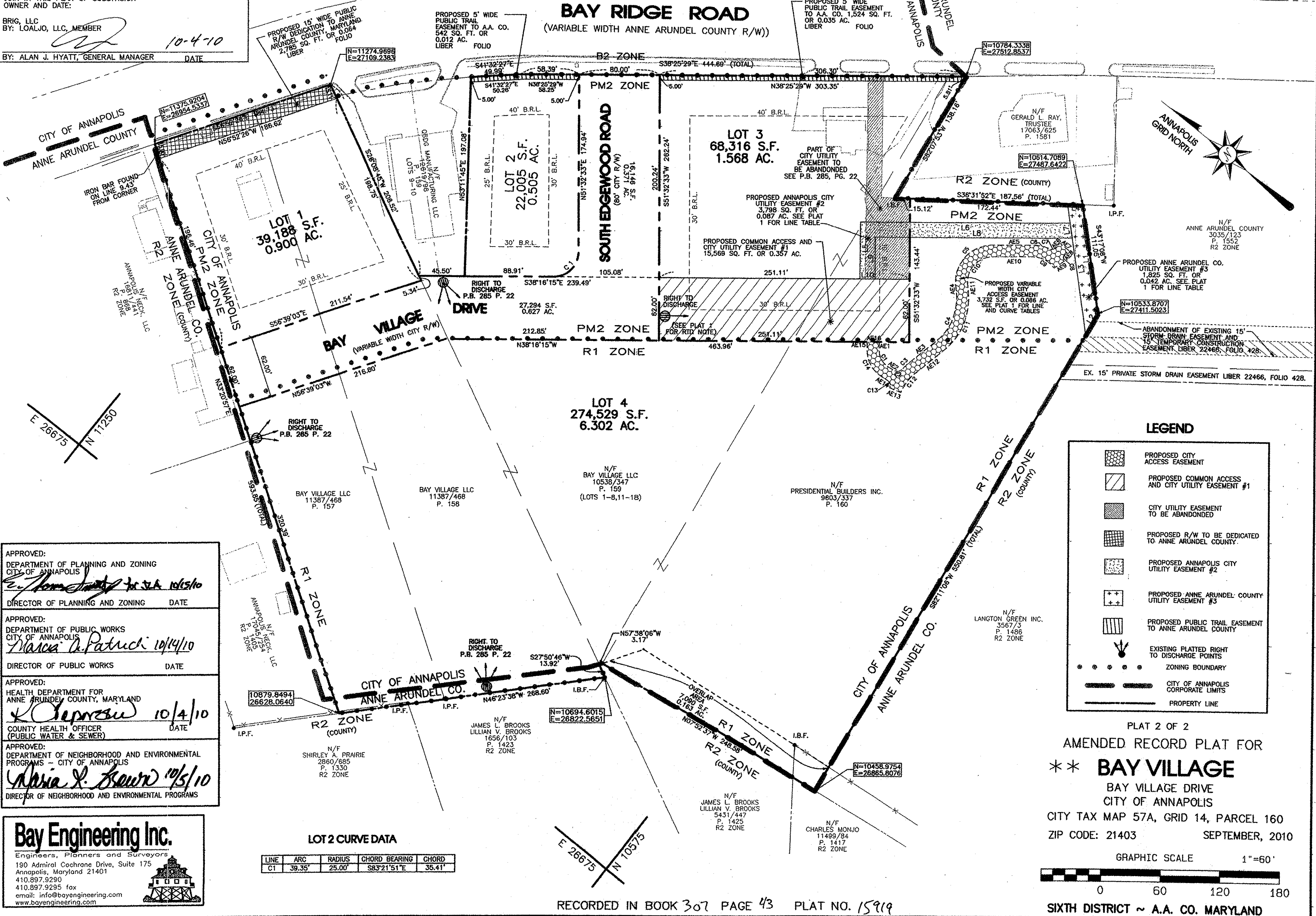
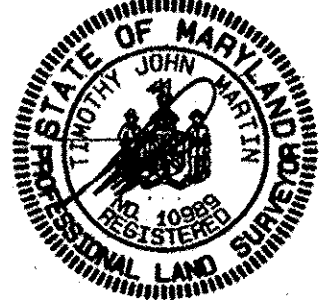
I (WE) ASSENT TO AND DO HEREBY  
JOIN IN THIS PLAN OF SUBDIVISION  
OWNER AND DATE:

BRIG, LLC  
BY: LOALJO, LLC, MEMBER

BY: ALAN J. HYATT, GENERAL MANAGER

9/28/10  
DATE

10-4-10  
DATE



APPROVED:  
DEPARTMENT OF PLANNING AND ZONING  
CITY OF ANNAPOLIS  
*[Signature]* 10/6/10  
DIRECTOR OF PLANNING AND ZONING DATE

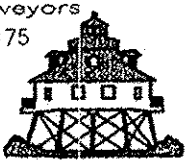
APPROVED:  
DEPARTMENT OF PUBLIC WORKS  
CITY OF ANNAPOLIS  
*[Signature]* 10/14/10  
DIRECTOR OF PUBLIC WORKS DATE

APPROVED:  
HEALTH DEPARTMENT FOR  
ANNE ARUNDEL COUNTY, MARYLAND  
*[Signature]* 10/4/10  
COUNTY HEALTH OFFICER  
(PUBLIC WATER & SEWER) DATE

APPROVED:  
DEPARTMENT OF NEIGHBORHOOD AND ENVIRONMENTAL  
PROGRAMS - CITY OF ANNAPOLIS  
*[Signature]* 10/5/10  
DIRECTOR OF NEIGHBORHOOD AND ENVIRONMENTAL PROGRAMS

**Bay Engineering Inc.**

Engineers, Planners and Surveyors  
190 Admiral Cochrane Drive, Suite 175  
Annapolis, Maryland 21401  
410.897.9290  
410.897.9295 fax  
email: info@bayengineering.com  
www.bayengineering.com



LOT 2 CURVE DATA

LINE	ARC	RADIUS	CHORD BEARING	CHORD
C1	39.35'	25.00'	S83°21'51"E	35.41'

RECORDED IN BOOK 307 PAGE 43 PLAT NO. 15919

**LEGEND**

- PROPOSED CITY ACCESS EASEMENT
- PROPOSED COMMON ACCESS AND CITY UTILITY EASEMENT #1
- CITY UTILITY EASEMENT TO BE ABANDONED
- PROPOSED R/W TO BE DEDICATED TO ANNE ARUNDEL COUNTY
- PROPOSED ANNAPOLIS CITY UTILITY EASEMENT #2
- PROPOSED ANNE ARUNDEL COUNTY UTILITY EASEMENT #3
- PROPOSED PUBLIC TRAIL EASEMENT TO ANNE ARUNDEL COUNTY
- EXISTING PLATTED RIGHT TO DISCHARGE POINTS
- ZONING BOUNDARY
- CITY OF ANNAPOLIS CORPORATE LIMITS
- PROPERTY LINE

PLAT 2 OF 2

AMENDED RECORD PLAT FOR

**\*\* BAY VILLAGE**

BAY VILLAGE DRIVE  
CITY OF ANNAPOLIS

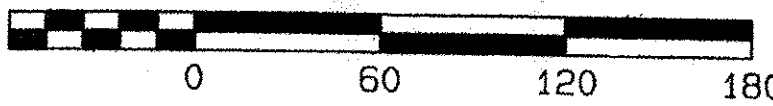
CITY TAX MAP 57A, GRID 14, PARCEL 160

ZIP CODE: 21403

SEPTEMBER, 2010

GRAPHIC SCALE

1"=60'



SIXTH DISTRICT ~ A.A. CO. MARYLAND